

East Norwich Delivery Board – MINUTES

17 January 2024 – 13:30 – 15:00

Microsoft Teams

Members

Chair: Cllr Mike Stonard (MS) – Leader of Norwich City Council

Cllr Paul Kendrick (CP) – Norwich City Council, Cabinet Member for Resources

Graham Nelson (GN) – Norwich City Council, Executive Director, Development & City Services

John East – Norwich City Council, Executive Director (Interim), Major Projects

Cllr Andrew Jamieson (AJ) – Norfolk County Council, Deputy Leader, Cabinet Member for Finance

Cllr. Graham Plant (GP) – Norfolk County Council, Cabinet Member Highways, Infrastructure & Transport

Chris Starkie (CSt) – Norfolk County Council, Director Growth & Investment

Fionnuala Lennon (FL) – Homes England, Head, Market, Partners & Places (South)

Rob Rogers/Cally Smith (RR/CSm) – Broads Authority, Director of Operations/Head of Planning

Phil Courtier (PC) – South Norfolk Council & Broadland DC, Director of Place

Officers

Shelley Hall (SHa) – Homes England, Senior Partnership & Business Manager

Ian Charie (IC) – Norwich City Council, East Norwich Programme Lead (Interim)

Judith Davison (JD) – Norwich City Council, Planning Policy Team Leader

Matt Tracey (MT) – Norfolk County Council, Growth & Infrastructure Manager

Andrew Turnbull (AT) – Norwich City Council, Development Strategy Manager

Sharon Page (SP) – Norwich City Council, Communications Manager, Community Services

Item	Topic	Actions
1.	Welcome / Apologies - MS Apologies: Louise Rawsthorne Cllr Andrew Jamieson Cllr. Graham Plant Andrew Turnbull Sharon Page	
2.	Minutes of meeting 22 November 2023 and matters arising - MS FL raised two points on the minutes from the previous meeting: 1) The SPD needs to be reviewed in terms of infrastructure requirements, and the impact on attracting future investment, and on viability. 2) Discussed bringing the programme to the next Board meeting rather than a priority list.	

	<ul style="list-style-type: none"> No matters arising. 	
3.	<p>Introduction of John East – GN / JE</p> <p>GN stated that Norwich City Council wanted to inject impetus into the Council’s Major Project delivery. As a result, John East (JE) has been appointed Interim Executive Director for Major Projects. John will oversee the East Norwich initiative.</p> <p>JE gave a brief introduction, referencing his senior management and regeneration/planning experience.</p> <p>Initial observations show that the sites have huge potential but significant challenges and complexities. Our partners and City Council are in a good position with regard to the planning regulatory framework: GNLP close to adoption, a masterplan in place, and the SPD is advanced. Delivery is an issue so there is a need to review Actions as part of the delivery plan.</p>	
4.	<p>Updates – GN / IC:</p> <p>Development Management matters</p> <p>a) Carrow Works application:</p> <p>Validated over Summer 2023, subject to consultation over the Autumn. Received significant objections, most notably from County Council, Highways and Historic England.</p> <p>Fuel Properties as applicant have not thrown sufficient resources, nor demonstrated any sufficient intent, to address the objections lodged, and respond to points raised by the Ipa. At a meeting in December, the applicant demonstrated very little to address issues raised, partly citing resource issues, advising that they were seeking finance in the New Year.</p> <p>The Ipa notified the applicant of a timetable for determining the application.</p> <p>Alerted Britvic/Unilever (B/U) to continuing concerns and underperformance in progressing the application. Response awaited re arranging a meeting.</p> <p>GN will reengage contact in early February.</p>	GN

	<p>Questions: PC understands, regrettably, why we are in this situation, but what is ahead? GN response – there is a need to continue engaging with B/U, particularly from the standpoint of NCC as an adjoining landowner. NCC have not seen the contract between B/U and Fuel, but the current route is unlikely to result in the level of quality Placemaking sought. A new approach needs to be identified.</p> <p>b) Deal Ground:</p> <p>A Reserved Matters application pursuant to outline approval from 2013 has remaining technical matters (flooding and highways) to be addressed.</p> <p>Serruys has put the project on hold, and are not fully engaging with the Council. Next steps need to be identified.</p> <p>SPD progress: Continuing work towards finalisation of the document, aiming for this to be in May 2024 targeting June 2024 Cabinet for approval to formal consultation in June/July., with potential Adoption of SPD during Autumn. Discussions are being help with the adjoining lpa's.</p> <p>JD – advised there are many matters to be ironed out, including the authorisation process of the adjoining lpa's.</p> <p>Wensum Navigation Issues GN, IC and MT met Chris Stoner KC on 11 December. Have not yet received KCs Legal Opinion which shows the complexity of the issue.</p> <p>Assessment of the Opinion will enable next steps to be identified. An update will be given to next Board.</p> <p>Trowse Bridge Underpass Key principle matter – establishing East-West pedestrian/cycling connection between City and Broads. Progress is being made with Network Rail and using Homes England funding through County in managing Consultants WSP. Project Inception meeting before Christmas, meeting with Network Rail on 4 January, project meetings every 2 weeks.</p> <p>Challenging timetable through to end of March. Work is progressing on technical issues, drainage in particular and undertaking surveys. In principle, Network Rail have given</p>	<p>NCC</p> <p>JD</p> <p>JD/GN</p> <p>IC/GN</p>
--	---	--

	<p>'Clearance' for the principle of establishing a ped/cycle route.</p> <p>MT commented that it is disappointing that both adjoining landowner/developers are showing little interest in this work. This route is key and is something County are fully supportive of. Thanks to HE colleagues for moving this forward.</p>	IC
5.	<p>Discussion of Priorities for 24/25 and budget implications – JE</p> <p>Resolving the CW application will bring some clarity for further engaging with B/U. Key discussions will be about how development is taken forward.</p> <p>Delivery Strategy will be informed by the Avison Young Delivery Report from June 2023, and further assessment of the recommendations.</p> <p>There are proposals to strengthen the Board in hand (see Item 6).</p> <p>An overarching Outline Business Case for East Norwich is to be prepared. This will be an Output from Strategic Development Advisors for whom a Brief is shortly to be prepared.</p> <p>Work needs undertaking on Economic Assessment to feed into the OBC work, assessing Economic Development opportunities and updating the Infrastructure Delivery Plan.</p> <p>For Carrow House – we need to undertake further work on meanwhile and long term use of site. This could help with spurring on adjacent landowners.</p> <p>Budgets associated to make this happen – from initial council discussions, subject to formal Cabinet/Council approval, approx. £200,000 initially. Similar amount of earmarked reserves identified too.</p> <p>A Project Plan is also being worked up, with an update for next Board.</p> <p>Alongside NCC budget being confirmed, we need further discussion on, and commitment, regarding contributions from Homes England and the County Council.</p> <p>FL stated that it is good to hear these updates for the initiative, with matters being brought closer to being</p>	

	<p>resolved, enabling continuing close working alongside the City Council, being keen to see the project move forward, noting that the SPD must not be a future investment constraint.</p> <p>PC – positive conversation in terms of drive behind this. Key question around OBC – does it cover the entirety of the EN site? JE’s view is that it has to cover the whole East Norwich area.</p> <p>CSt welcomes new injection of activity. Phasing is a key area to keep reviewing, especially given the viability issue.</p> <p>IC – should continue with high level of aspiration or won’t achieve good placemaking. Further discussions will be held with HE about the SPD and future implementation.</p> <p>MT –continuing County commitment to being closely involved. The Partnership unlocking funding for EN can point to significant benefits across the wider Norfolk area.</p> <p>JE – advised about relevance of maintaining dialogue with future Investors.</p> <p>MS thanked Members/Attendees for a positive set of discussions, suggesting this was good input for progressing the various new approaches and initiatives under discussion.</p>	
6.	<p>AOB</p> <p>GN –</p> <p>1) 22 January - site visit with Aviva Capital Partners – Aviva have reached out to the City Council to review future investment possibilities.</p> <p>2) Outstanding action – Board membership. Progress re bringing independent experts to help drive forward. Had discussion in November re 2 individuals, from a long list to a short list. GN has contacted both again, wi a view to confirmation in the Spring.</p> <p>CSt – supports both, but a contract of employment will be needed. Will put onus on them to complete register of interest that can be open to public scrutiny.</p>	
8.	<p>Next meeting 13 February 2024, 09:30 – 11:00</p>	